



తెలంగాణ తెలంగాణా TELANGANA

Sl. No. 2255, Date; 20-10-2016. Rs.100/-

Sold. to. P. Indrasena Reddy s/o Linga Reddy
For Whom. self or company (in)

F 382695
[Signature]

G. NAGESHWAR REDDY
Licensed Stamp Vendor
L. No. 15-16-018/1996.
RL. No.15-16-050/2014.

H. No. 3-8, Aliabad (V), Shameerpet (M)
R.R.Dist-500 078. T.S. Ph. No. 9848031127.

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
WITH POSSESSION**

This Agreement of Sale cum General Power of Attorney with possession is made and executed on this the 20th day, of OCTOBER, 2016, by and between:-

- 1.Sri. G. GANESH S/O Sri. G. CHITTAIAH, aged about 54 Years, Occupation: Business, Resident of H. No. 1-54, Kothial, Narsampally, Medak Dist. Telangana State. Pan No. ATMPG9033C.
- 2.Sri. E. KANTHA REDDY S/O Sri. E. NARAYANA REDDY, aged about 49 Years, Occupation: Business, Resident of H. No. 2-4-38/28, Macha Bolarum, Tirumalagiri, Bolarum, Hyderabad, Telangana State. Pan No. AAJPE4567F.
- 3.Sri. C.V.M. KRISHNA REDDY S/O Sri. C. RAMA MOHAN REDDY, aged about 50 Years, Occupation: Business, Resident of Plot No. 14, Nagpur Road, NH-7, Near Bible College, Pet Basheerabad, Quthbullapur, R. R. Dist, Telangana State. Pan No. AFJPC0946B.
- 4.Sri. P. BUCHILINGAM S/O Sri. P. SHANKARAI AH, aged about 50 Years, Occupation: Business, Resident of IDA, Gandhi Nagar, Near Asbestos Kaman, Balanagar, R. R. Dist. Telangana State. Pan No. ALMPB9626Q.

- ① *[Signature]*
- ② *[Signature]*
- ③ *[Signature]*

④ P. Buchilingam ..2..

[Signature]

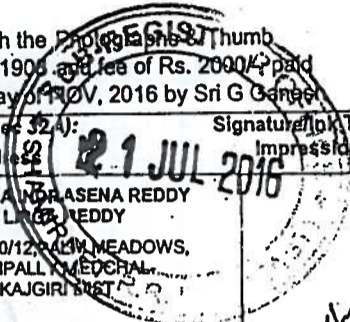
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 4 on the 01st day of NOV, 2016 by Sri G Ganesh

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

| Sl No | Code | Thumb Impression | Photo | Address | Signature/Thumb Impression |
|-------|------|------------------|--|--|----------------------------|
| 1 | CL | | SADA INDRASENA REDDY [1516-1-2016-3793] | SADA INDRASENA REDDY S/O. L. R. REDDY 7-110/12, 4th MEADOWS, KOMPALL, MEDCHAL, MALKAJGIRI DIST | |
| 2 | EX | | P. BUCHILINGAM:101/ [1516-1-2016-3793] | P BUCHILINGAM S/O. P SHANKARAIHAH IDA, GANDHI NAGAR, BALANAGAR, R.R. DIST | |
| 3 | EX | | C V M KRISHNA REDDY [1516-1-2016-3793] | C V M KRISHNA REDDY S/O. C RAMA MOHAN REDDY PLOT NO.14, NAGPUR ROAD, NH-7, PET BASHEERABAD, QUTHBULLAPUR, R.R. DIST | |
| 4 | EX | | E KANTHA REDDY:0 [1516-1-2016-3793] | E KANTHA REDDY S/O. E NARAYANA REDDY 2-4-38/28, MACHA BOLARUM, TIRUMALAGIRI, BOLARUM, HYD, T. .S. | |
| 5 | EX | | G GANESH:01/11/20 [1516-1-2016-3793] | G GANESH S/O. G CHITTAIAH 1-54, KOTHIAL, NARSAMPALLY, MEDAK DIST, T.S. | |

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 P-203/2016, Sheet 1 of 8
 Sub Registrar
 Shamirpet
 39/8/16



Identified by Witness:

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|-------|------------------|---|--|-----------|
| 1 | | G KRISHNA MURTHY: [1516-1-2016-3793] | G KRISHNA MURTHY YELLAMPET, MEDCHAL | |



Hereinafter called the "VENDORS" which expression shall unless repugnant to the context meaning thereof be deemed to mean and include their heirs, legal representatives and assigns of the "ONE PART"

AND

Sri. SADA INDRASENA REDDY S/O Sri. LINGA REDDY, aged about 52 Years, Occupation: Business, Resident of H. No. 7-110/12, Palm Meadows, Kompally, Medchal (Malkajgiri) Dist, Telangana State. Pan No. AJYPS6293C.

Hereinafter called the "VENDEE" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives and assigns of the "Other PART" WITNESSES AS FOLLOWS:-

Whereas VENDORS are the sole and absolute owners, and peaceful possessors of the Open Lands Admeasuring as shown Below; -

| Sy. No. | Extent Ac. Gts | Sy. No. | Extent Ac. Gts |
|--|----------------|--|----------------|
| 551/RU | 2-00 | 553 | 0-19 |
| 555/AA | 3-03 | 552/B | 0-05 |
| 555/A | 2-00 | 553/AA | 0-02 ½ |
| 555/E | 2-20 | 553/E | 0-02 ½ |
| 554/AA | 0-20 | 550/A | 2-02 |
| 554/EE | 2-00 | 554/U | 1-31 |
| 552 | 0-31 | 554/UU | 0-15 |
| 554/RU | 0-13 | 554/LU | 0-27 |
| 556/AA | 0-32 ¾ | 556/E | 3-28 |
| 554/U, 554/UU, 554/RU, 554/LU | 3-07 | 554/U, 554/UU, 554/RU, 554/LU | 3-06 |
| 549/U | 2-10 | 554/UU | 2-02 |

Thus the Grand Total Area comes to Ac. 33-36 ¾ Gts., Situated at KOLTHUR Village & Gramapanchayat, SHAMEERPET Mandal, Medchal (Malkajgiri) Dist, having been purchased the same under a Regd. Sale Certificate (for Immovable Property Rule 9 (6)) Bearing Doct. No. 4708/2015, Dated: 21-11-2015, Regd. In the Office of the Sub-Registrar Kapra, Ranga Reddy Dist (East).



① G. G. G. G.

④ P. Ramesh Reddy

② F. S. S. S.

S. S. S. S.

③ L. L. L. L.

| | | | | |
|---|---|--|---|-----------------|
| 2 |  |  N RAVINDER GOUD [1516-1-2016-3793] | N RAVINDER GOUD JEEDIMETLA, QUTHBULLAPUR, HYD | <i>N. Reddy</i> |
|---|---|--|---|-----------------|

01st day of November, 2016

[Signature]
Signature of Sub Registrar
Shamirpet

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

| Description of Fee/Duty | In the Form of | | | | | | Total |
|-------------------------|----------------|--------------------------|---------------|----------|-----------------------------|------------------|---------------|
| | Stamp Papers | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | |
| Stamp Duty | 100 | 0 | 187200 | 0 | 0 | 0 | 187300 |
| Transfer Duty | NA | 0 | 0 | 0 | 0 | 0 | 0 |
| Reg. Fee | NA | 0 | 2000 | 0 | 0 | 0 | 2000 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 189300 | 0 | 0 | 0 | 189400 |

Rs. 187200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 3745000/- was paid by the party through E-Challan/BC/Pay Order No. 271FGI291016 dated 29-OCT-16 of SBH/SHAMIRPET

E-Challan Details Received from Bank :
(1). AMOUNT PAID: Rs. 189300/-, DATE: 29-OCT-16, BANK NAME: SBH, BRANCH NAME: SHAMIRPET, BANK REFERENCE NO: 002159911; REMITTER NAME: SADA INDRASENA REDDY, EXECUTANT NAME: G. GANESH AND OTHERS, CLAIMANT NAME: SADA INDRASENA REDDY).

Date: 01st day of November, 2016

[Signature]
Signature of Registering Officer
Shamirpet

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Rs. 54900/- towards stamp duty including T.D. under section 41 of the I.S. Act 1899 and Rs. towards Registration fee on the chargeable value of Rs. 37,45,000/- + 1095000 = 48,40,000/- were paid by the party through Bank S.B.H. Shamirpet vide challan/DD/BC? Pay order no. date 16/11/16
E challan: 396192916116

[Signature]
Sub-Registrar
Collector U/S 41 of I.S Act

1వ వున్నకము బు/సం|| (క.శ. 1899) సం||
3913- నెంబరు రిజిస్టరు చేయబడినది. స్కానింగ్
దినిక్రం దుక్రింపు నెంబరు 1516-I-3913 బు/6
ఇవ్వబడినది.
బు/ సం|| నవంబర్ నెం|| 16 వ తేది

[Signature]
నవ-రిజిస్ట్రేషన్ అధికారి
శామిరపేట
The Seal of Sub Registrar office Shamirpet



Thus the **VENDORS** have jointly offered to transfer a piece of the above Said Lands Admeasuring as shown below:-

| Sy. No. | Extent Ac. Gts |
|---------|-------------------|
| 551/RU | 2-00 |

and the Vendee herein has agreed to purchase the same which is more fully described in the schedule hereto, hereinafter called the said land and the Vendee herein has agreed to purchase the same for a total sale consideration of Rs. **37,45,000/- (Rupees Thirty Seven Lakhs Fourty Five Thousand Only)**.

The Vendee has paid the entire sale consideration amount to the Vendors and the Vendors have acknowledged the receipt of the above said payment and the above said property was handed over fully on 01-11-2016, with a request to register the document in the S.R.O. Shameerpet.

The Vendors undertakes to execute deed of sale in respect of the schedule mentioned property in favour of the Vendee or his nominees. The entire expenses for documentation, stamp duty and registration shall be borne by the Vendee or his nominees.

The Vendors assure the Vendee that they have not entered into any agreement of any kind with any person regarding the said land. It is the responsibility of the Vendors to get their names mutated in all revenue records concerned including pass books if any and hand over the same together with original link documents relating to the property to the Vendees at the time of Registration

The Vendors hereby confirm that all land revenue, cess and other taxes, if any which are due to the Village Panchayat, Revenue authorities etc, are paid in full by them till the date of handing over the said property to the Vendees. The Vendees are required to pay all such taxes from that date onwards. If at all any disputes arise regarding the above said land for sues prior to the date of handing over. The Vendors hereby undertake to settle the same at their cost.

The Vendors hereby declares that the said property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfer) Act 1977, (Act No. 9 of 1977) and the same is not a Government Land.

The Vendors assure that they have an unimpeachable right, title and interest in the schedule mentioned property and that the property is free from all charges and encumbrances.

① G. Ganes

④ P. B. ...

..4...

② ...

S. ...

③ ...

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P-203 20/6 Sheet 3 of 8 Sub Registrar
3913/16 Shamirpet



The Vendors hereby agrees to indemnify and shall keep indemnified the Vendees or their nominees against all damages, loss etc., that may be suffered by the Vendees or their nominees due to the defect in the title of the Vendors if the Vendees or their nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

The Vendors assures that they are not a surplus land holders within the meaning of the Agricultural Land Ceiling Act, 1976. At the request of the purchaser, the Vendor hereby nominates, constitutes and appoint the said Vendee as the Vendor's Lawful agent to do all or any of the following acts.

1. To execute deed/deeds of sale in favour of the Vendees or to their nominees of the Vendees, to present such deed/deeds for registration before the concerned Sub-Registrar competent to register the said deed/deeds, to admit execution thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do all things necessary and incidental for completing the registration of the said deed/deeds and to receive the sale consideration for subsequent sale.
2. To represent the Vendors in the Offices of the Village Panchayat, Mandal Office, Hyderabad Urban Development Authority, if necessary offices of the Income Tax, Telangana State Electricity Board etc., all other Government Offices courts and to file petitions, applications, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and the Vendors hereby agree that this Power of Attorney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this Agreement under Article 6 of B (i) of Stamp Act No. 21 of 1995 will accrue to the benefit of the Vendees at the time of registering the Sale Deed/Deeds.
3. The Purchaser shall be entitled to mortgage the property for obtaining loans or advances from financial institutions, but the Principals are not personally liable for any such debts and the creditor shall have charge on the schedule of Property alone and the purchaser individually and no liability in any manner if so arises against the principal.
4. The Vendors are executing this sale agreement of sale cum GPA in respect of the Schedule mentioned land/property only and not any other property contained in the same Sy. No. The Vendors are not concerned with any additional structures that may be raised by the purchaser in the said property. If the Purchasers/Vendees herein subsequently sell such structures along with the Proportionate share of land, the Vendees are liable for any Income-Tax on the value of such structures. The Vendor's Tax Liability is restricted to the consideration received from the Vendees for the land sold and no further and the Vendee therein fully indemnify in this regard to Principal/Vendor.
7. It is specifically agreed and stated that the Attorney/Vendee under this indenture shall act only in accordance with the powers given above. Any deviations in executing the Powers shall be exclusively at the costs or consequences of Attorneys/Vendees,

① G. Ganga

④ P. Ramesh Babu

② S. Srinivas Reddy

S. Srinivas Reddy

③ L. K. J.

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Shamirpet
3913/16



The Vendors hereby agrees to indemnify and shall keep indemnified the Vendees or their nominees against all damages, loss etc., that may be suffered by the Vendees or their nominees due to the defect in the title of the Vendors if the Vendees or their nominees dispossessed either fully or in part due to any claim over the said property by any third parties.

The Vendors assures that they are not a surplus land holders within the meaning of the Agricultural Land Ceiling Act, 1976. At the request of the purchaser, the Vendor hereby nominates, constitutes and appoint the said Vendee as the Vendor's Lawful agent to do all or any of the following acts.

1. To execute deed/deeds of sale in favour of the Vendees or to their nominees of the Vendees, to present such deed/deeds for registration before the concerned Sub-Registrar competent to register the said deed/deeds, to admit execution thereof, to sign in all the official records of the Registration office, to file applications for mutation and to do all things necessary and incidental for completing the registration of the said deed/deeds and to receive the sale consideration for subsequent sale.
2. To represent the Vendors in the Offices of the Village Panchayat, Mandal Office, Hyderabad Urban Development Authority, if necessary offices of the Income Tax, Telangana State Electricity Board etc., all other Government Offices courts and to file petitions, applications, affidavits and all papers wherever necessary and to do all acts for the effective management of this property and the Vendors hereby agree that this Power of Attorney conferred on the Agent is irrevocable. The Vendors agree that the rebate in stamp duty paid on this Agreement under Article 6 of B (i) of Stamp Act No. 21 of 1995 will accrue to the benefit of the Vendees at the time of registering the Sale Deed/Deeds.
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7. It is specifically agreed and stated that the Attorney/Vendee under this indenture shall act only in accordance with the powers given above. Any deviations in executing the Powers shall be exclusively at the costs or consequences of Attorneys/Vendees.

① G. Ganga

④ P. Anand Reddy

② E. S. S. Reddy

③ L. K. M. Reddy

S. Anand Reddy

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Shamirpet
3913/16



8. The Market Value of the Said Property is set forth in the Document is determined as the Market Value of the Said Property by the Collector Under Section 47/A of Indian Stamp Act of 1899 and the District Registrar Ranga Reddy East Vide his Proceedings No. 5678/47-A/2015 Dated: 10-12-2015. Hence Rs. 18,72,112/- Per Acre and the Total Value comes to Rs. 37,45,000/- (Rupees Thirty Seven Lakhs Fourty Five Thousand Only). for Ac. 2-00 Gts But Whereas the sale consideration Received is Rs. 37,45,00.0/- (Rupees Thirty Seven Lakhs Fourty Five Thousand Only). and hence the Stamp duty is paid as per the Consideration Value Only.

6. A. Stamp duty of Rs. 1,49,800/- under Article 6 B (i) and a further stamp duty of Rs. 50/- under article 42 (c) is paid on this Agreement. In pursuance of clarification of Inspector General of Stamps and Chief Controller of Revenue Authority vide Para II (5) (i) of his proceedings (3) No. M.V. 18289/95, Dated: 1-7-1995, through the stamp duty paid on G.P.A. under Article 42 © is not adjustable, the stamp duty paid on this document under Article 6 (i) is adjustable to the Vendee's account, and the Prospective plot purchasers do not have any right or claim over the same.

SCHEDULE OF PROPERTY

All that part and parcel of the Agricultural Lands in Sy. Nos. as shown below:-

| Sy. No. | Extent Ac. Gts. |
|---------|--------------------|
| 551/RU | 2-00 |

Admeasuring Ac. 2-00 Gts or 0.80 Hectors,
All being Situated at Village & Gramapanchayat KOLTHUR,
Mandal SHAMEERPET, Sub-Dist: Shameerpet,
Dist & Regn-Dist Medchal (Malkajiri) Dist, which is bounded by:-

NORTH : Ag.land of Devanur Iyenger venkatesh and others,
SOUTH : Ag. Land of Srinivas,
EAST : Ag. Land of M.Bhagi Reddy and others,
WEST ; Common Road.

① G. Ganga

② S. Srinivas

③ V. V. V.

4 P. Srinivas Reddy ..6..

S. Srinivas

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Shamirpet
3913/16



IN WITNESSES WHEREOF this Agreement of sale cum General Power of Attorney is made, executed and signed by the Vendors in favour of Vendee on this the day, month and year aforementioned with his own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in their respective language, in presence of the below mentioned witnesses:-

WITNESSES:-

1. *R. Indramantri*

2. *A. Lakshmi*

1. *I. G. Ganga*
2. *F. R. S. S. C.*
3. *L. M. C.*

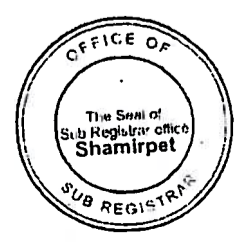
VENDORS

4. *P. Babu Raja*
S. Indramantri

VENDEE

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3913/16

Sub Registrar
Shamirpet



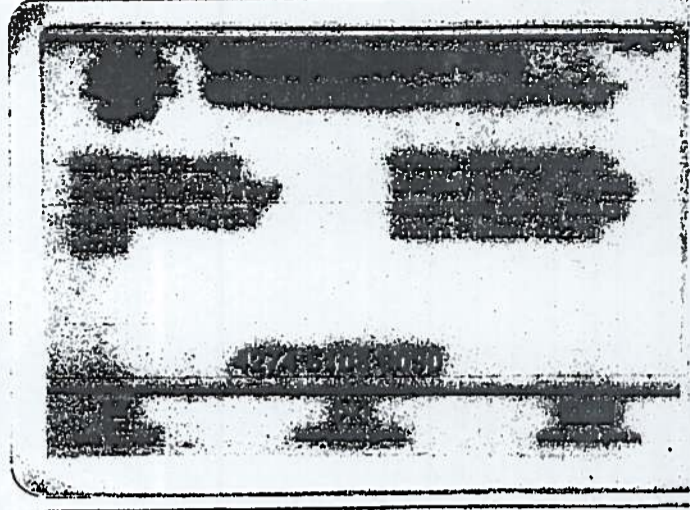
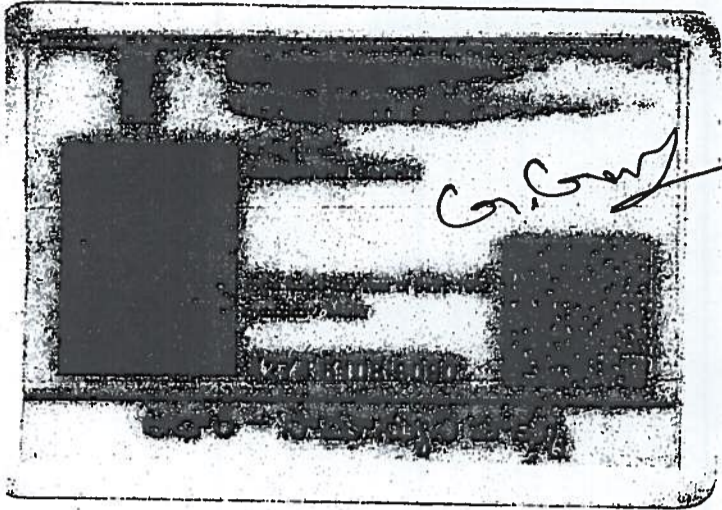
Transport

Date of Validity
 Badge No.
 Reference No. DLRT3107300416
 Original LA. RTA RANGAREDDY
 Date of First Issue 01/03/2009
 Date of Birth 04/04/1988
 Blood Group



Handwritten signature/initials

Signature
 Issued On: 04/06/2016
 Licensing Authority
 RTA MEDICAL



వినుగు కాంత రెడ్డి
 Enugu Kantha Reddy
 పుట్టిన సం./YoB:1973
 పురుషుడు Male

6508 6642 5000

Handwritten signature

చిరునామా:
 S/O: వినుగు నారాయణ రెడ్డి
 2-4-38/28, మచలీగిరి
 మచలీగిరి, తిరుమలగిరి,
 బొలారం, హైదరాబాద్
 ఆంధ్ర ప్రదేశ్, 500010

Address:
 S/O: Enugu Narayana Reddy,
 2-4-38/28, machabollaram
 machabollaram, Tirumalagiri,
 Bolaram, Hyderabad
 Andhra Pradesh, 500010

Aadhaar - Aam Aadmi ka Adhikar

భారత ఎన్నికల సంఘము
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 NVT5793261

అనుకు పేరు : బుచ్చిలింగం పెద్ది
 Elector's Name : Buchilingam Peddi

తండ్రి పేరు : శంకరయ్య పెద్ది
 Father's Name : Shankaralah Peddi

లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth 05/02/1988

Handwritten signature

A-48/PART NV75793261
 ఐ ది పి గాంధీ నగర్, నెహ్రూ
 నగర్, గుత్తుబులూరు,
 ధర్మపురి, 500037

Address:
 A-48/PART
 Ida Gandhi Nagar, Nehru Nagar,
 Gutthullapur, Rangareddy, 500037

Date: 04/04/2014

ప్రతిపాదన చేసిన
 అనుకు రికార్డు నెంబర్
 45... ఖమ్మం నగర్ శాసనసభ నియోజక వర్గం

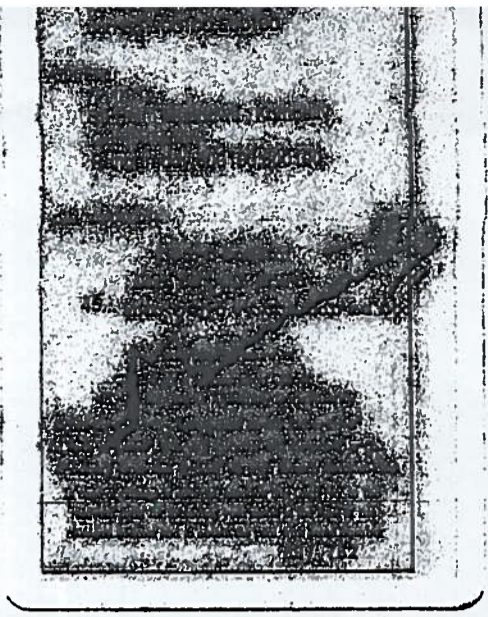
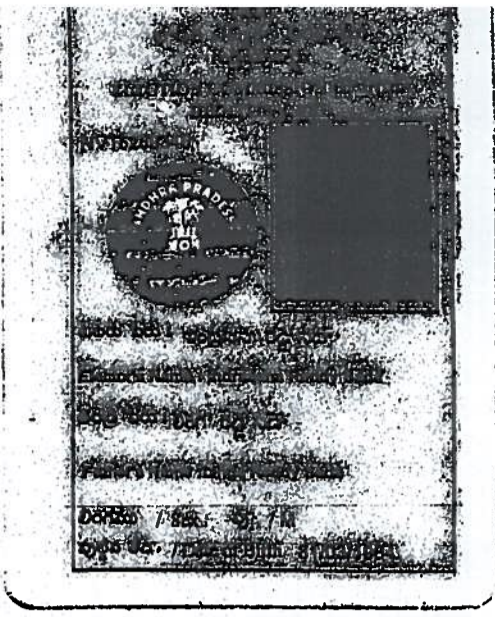
Facilitator Signature of
 Electoral Registration Officer
 Gutthullapur Assembly Constituency

చిరునామాలో మార్పు వచ్చినప్పుడు మరొక పత్రాన్ని పంపించి అందులో
 మీ పేరు, అనుకు రికార్డు నెంబర్ మరియు అదే పత్రాన్ని
 పంపించి మొత్తం ఫారం నుండి తప్పకుండా పంపించండి.

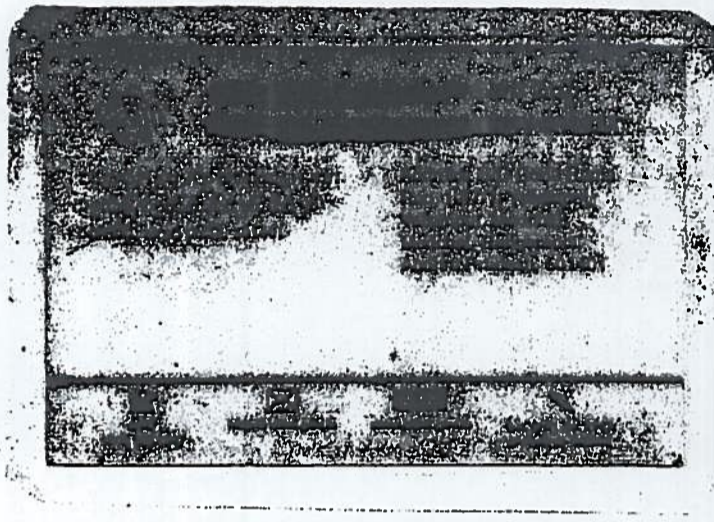
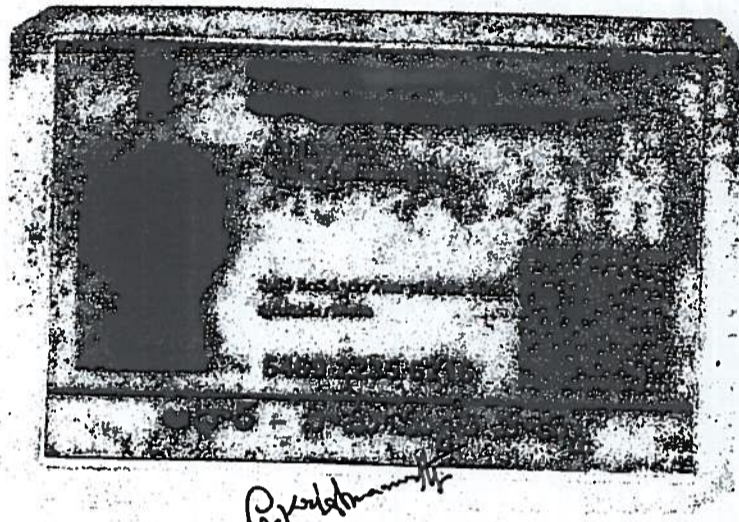
In case of change in address, mention this Card No. in the
 relevant form for including your name in the Roll at the
 changed address and to obtain the card with same number
 242 / 2181

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3918 / 16 Shamirpet






S. P. Lakshmi



R. Prabhakar




 నామినేట్ చేసిన గౌడ
 Nairi Ravinder Goud

జన్మనామ సంవత్సరం / Year of Birth: 1962
 పురుషుడు / Male

9840 9565 9220

ఆధార్ - సామాన్యని పోక్త్ర






 ఆధార్

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 జి.వి.ఆర్. పబ్లిక్ స్కూల్
 కడిమిపల్లి పేట, తిరుపతి పూర్వ
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